

DESCRIPTION OF MASTER PLAN LAND USE CATEGORIES

The following is a description of the various land use categories within the city of Las Vegas. Because some designations are exclusive to particular plan areas, designations have also been categorized according to their respective Master Development Plan.

Rural Neighborhood Preservation (RNP) – The predominant residential life-style of these areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. In accordance with an Interlocal Agreement signed January 2, 2002, the City and Clark County designate those areas recognized for the above-described lifestyle as Rural Neighborhood Preservation areas. The Interlocal Agreement describes areas within the Centennial Hills Sector as “Excepted Areas.” The “Excepted Areas” are those that will be annexed into the City only by request of the individual property owners. This category allows up to 2 units per acre.

Desert Rural Density Residential (DR) – The predominant lifestyle is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

R (Rural Density Residential) – The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

L (Low Density Residential) – The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

ML (Medium Low Density Residential) – The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

MLA (Medium Low Attached Density Residential)

– The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

M (Medium Density Residential)

– The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

H (High Density Residential)

– Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows over 25.5 or more units per acre.

O (Office)

– The Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

SC (Service Commercial)

– The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

GC (General Commercial)

– The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.



LI/R (Light Industry / Research) – The Light Industry / Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

PF (Public Facilities) – The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

PR-OS (Parks/Recreation/Open Space) – The Parks/Recreation/Open Space category allows large public parks and recreation areas such as public and private golf courses, trails, easements, drainage ways, detention basins, and any other large areas or permanent open land.

PCD (Planned Community Development) – The Planned Community Development category allows for a mix of residential uses that maintains an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD. Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

TC (Town Center) – The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; high-density residential uses; planned business, office and industrial parks; and recreational uses.

TND (Traditional Neighborhood Development) – The Traditional Neighborhood Development category is a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. The TND shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings. Vehicular systems shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate relationship between street hierarchy, building type, and use. Streets within the TND shall incorporate facilities for pedestrians, bicycles, transit, and vehicles,



| Master Plan Land Use Designations | RESIDENTIAL | | | | | | | | | COMMERCIAL | | | OTHER | | | |
|-----------------------------------|-------------|------------|------|-------------|----------------------|-------|-------|------------|-----|-----------------------|----------|-------------------|-------|------------------|------------|-----|
| | RNP | DR- | R | L | ML | MLA | M | H | PCD | TC | O | SC | GC | LI-R | PR-OS | PF |
| Maximum Density Per Acre | 2 | 2.49 | 3.59 | 5.49 | 8.49 | 12.49 | 25.49 | >25.5 | 8 | See Town Center Chart | N/A | N/A | N/A | N/A | N/A | N/A |
| Allowable Zoning Categories | R-A R-E | U R-PD2 | R-D | R-1 R-MH | R-2 R-CL R-MPH | R-2 | R-3 | R-4 R-5 | PD | See Town Center Chart | O P-R | G-1 N-5 C-D | C-2 | M C-M C-PB | C-V C-V | C-V |

| Town Center | RESIDENTIAL | | | | | COMMERCIAL | | | | | OTHER | |
|-----------------------------------|-------------|-------|--------|---------|-------|------------|-------|-------|-------|-------|-------|-----|
| | L-TC | ML-TC | MLA-TC | M-TC | EG-TC | MS-TC | SX-TC | UC-TC | SC-TC | GC-TC | PF-TC | |
| Master Plan Land Use Designations | | | | | | | | | | | | |
| Allowable Density Per Acre | 3.6 -5.5 | 5.6-8 | 8.1-12 | 12.1-25 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Allowable Zoning Categories | T-C | T-C | T-C | T-C | T-C | T-C | T-C | T-C | T-C | T-C | T-C | T-C |

| Cliff's Edge Master Plan Area | RESIDENTIAL | | | | | COMMERCIAL | | OTHER | |
|-----------------------------------|-------------|---------|-----------------------|----------|---|--------------------|--|-------|--|
| | L | ML | Residential Small Lot | | M | Village Commercial | | PF | |
| Master Plan Land Use Designations | | | | | | | | | |
| Allowable Density Per Acre | Up to 5.5 | Up to 8 | Up to 15 | Up to 25 | | | | | |
| Allowable Zoning Categories | PD | PD | PD | PD | | | | | |